

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ 07960
Monday, July 24, 2017
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

MAUREEN DENMAN, Chairman
ANGEL VEGA, Vice-Chairman
MICHAEL CHERELLO, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL SCHMIDT, Commissioner

A L S O P R E S E N T:

ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

A P P E A R A N C E S:

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1 CHAIRPERSON DENMAN: Good evening. I'm
2 Maureen Denman, chair of the Board of
3 Commissioners of the Morristown Housing
4 Authority and presiding officer at this meeting
5 do hereby state it is now 6:04 in the evening of
6 July 24, 2017, and we are convening at 29 Ann
7 Street, Morristown, New Jersey. And do hereby
8 announce publicly that proper notice of this
9 regular meeting has been provided in accordance
10 with the New Jersey Open Public Meetings Act.

11 Roll call, please.

12 (Whereupon, roll call was taken with
13 all members noted being present.)

14 CHAIRPERSON DENMAN: Stand for the
15 pledge of allegiance, please.

16 (Flag was saluted.)

17 CHAIRPERSON DENMAN: Any members of the
18 public wishing to make a statement, please come
19 forward, state your name and address, and speak
20 into the microphone, please.

21 MS. COTTON: Tawana Cotton, resident of
22 Manahan Village. I just want to say that I
23 really was thankful to have an opportunity to
24 come and meet with the other residents for the
25 resident advisory board. I thought it was very

1 beneficial to be in that meeting and just to
2 hear the needs of other residents as well as
3 Manahan Village. So I was there to speak on
4 behalf of Manahan Village and also meet some of
5 the seniors from the other two buildings.
6 Unfortunately no one came from Ann Street. But
7 it seemed that we had a lot of similar concerns
8 basically about the properties, and when the
9 inspection happens, repairs are being done.

10 And I just want to say that I know that
11 the residents of Manahan Village feel like
12 months can go by before repairs are done, I mean
13 critical repairs. Like for instance, just to
14 give an example, a resident on Flagler, the way
15 their unit is, you walk out and there's stairs
16 and a railing, and you can clearly see where
17 it's moving. So that's something I believe that
18 when the state came in to inspect they made a
19 notation on that.

20 So I did bring up that issue, there
21 were concerns about the timelines of repairs
22 being done. And it would be nice if when they
23 come in to inspect -- I don't know how soon the
24 maintenance department gets the repair order, I
25 know we get them emailed to us, and six months

1 go by, the tenants tend to panic, and they call
2 to put the orders in. So I did have a question
3 as far as if I were to call let's say about my
4 intercom system that hasn't been working for
5 three years, I've called in the past about it,
6 it would be nice if when the order went in we
7 could actually get a copy of the order or
8 something, because it is something we don't
9 really remember the exact date, but we know six
10 months ago or a year ago, we have to call back.
11 So residents were concerned to know how these
12 things are monitored. If an order goes six
13 months or a year and it's not taken care of,
14 like the repair to my -- the button, the buzzer,
15 on the intercom. So I had to physically go out
16 of my apartment to open the door, and I had to
17 do that while she was little. And that was a
18 real big concern. It's still not repaired.

19 So I guess my concern is, the timeline
20 of repairs getting fixed, and who checks on
21 that. I know residents were concerned when they
22 had the backing up of the lines, so I guess
23 monthly the lines are supposed to be cleared,
24 that doesn't always happen, and some residents
25 actually experience the sewer come up in their

1 tub, and overflowing their toilet and things
2 like that. So some residents also want to know
3 about -- they're just concerned about the
4 timeline and what's considered an emergency.
5 What if I can't use my water, my sink is
6 clogged, do I have -- if this happens on Friday
7 do I have to wait until Monday because
8 maintenance doesn't consider that an emergency.
9 So residents really don't know what the
10 maintenance department considers as an
11 emergency.

12 And the residents are also -- they
13 really want to have a better relationship with
14 administration, maintenance, because it does
15 feel hostile. And I think what the
16 administration doesn't realize is that this is a
17 job for them, so at 4:30 they go home and they
18 don't have to deal with it anymore, but as a
19 resident and you have to live through that and
20 you feel like your needs aren't -- your concerns
21 aren't taken seriously, it becomes a problem.

22 So when they call, they're probably a
23 little angry or a little rude, and I'm not
24 saying that the staff will take anything,
25 because no one should take anything from a

1 resident like being rude or disrespectful, but
2 it would be nice if we were on the road to
3 repairing these relationships so that the
4 tenants feel like they're being respected, not
5 looked at as, oh, you only pay a little bit for
6 your rent. It would be nice if we can figure
7 out how to repair that.

8 And I have other things to say but I'll
9 let someone else go.

10 COMMISSIONER VEGA: Thank you, Tawana.

11 CHAIRPERSON DENMAN: It's unfortunate,
12 Sonny just walked in, but actually we had a
13 meeting a week and a half ago, Tawana had some
14 questions relative to the criteria, what deems
15 an emergency call in the maintenance department.
16 And I know you've got an overview of what's
17 considered an emergency and what can wait until
18 eight a.m. Would you like to come up and share
19 with her? And also where the residents can find
20 this information.

21 MR. POUNDER: All the residents were
22 furnished with -- my name is Darlington Pounder,
23 I'm maintenance. All the residents were
24 furnished with a memo sometime ago. And it said
25 flood, no water, fire, electrical out. And I

1 mean when I say electricity out, I mean
2 electricity out in like the entire apartment,
3 not a bulb that blew out. But electricity and
4 stuff like that. Because maintenance was going
5 out for every little thing, and then the
6 director was complaining about the overtime and
7 saying this is not an emergency. So he put out
8 a memo to the residents stating what was an
9 emergency and what was not an emergency. Toilet
10 backed up, sink backed up, tub backed up, things
11 like that.

12 CHAIRPERSON DENMAN: So maybe if we --
13 Ms. Banks, who's on the resident advisory
14 committee, maybe find out what the residents
15 would like, would like quarterly updates, even
16 monthly communication. Not everybody has got a
17 computer. Whether it's just a flyer. I'm going
18 to be honest with you, I get a notice from the
19 town, if I read it once and throw it out, it's
20 like gone out of my mind. So maybe it's just
21 something we need to do on a regular basis so
22 the residents know.

23 Tawana, to the defense of the crew, the
24 maintenance crew, when they leave at four it's
25 not over. Every week somebody else is covering

1 a rotation. So there's somebody covering that
2 off shift rotation if there are emergency calls,
3 whether it's a toilet backed up or a plumbing
4 issue. There have been calls at two in the
5 morning and they get there, and they're told
6 it's an electric issue, and it's just a light
7 bulb. And I think it's just the nature of human
8 beings. Commissioner Banks and I were talking
9 about this earlier, improvement in communication
10 on both sides, the staff of the housing
11 authority and the residents, and opening the
12 lines of communication.

13 This is a new board. It's unfortunate
14 that our executive director has been absent for
15 nearly three months now. I do want to commend
16 Douglas Priester for the job he's been doing
17 standing in as acting director. But there's
18 only so much he's been trained to do, which is
19 unfortunate. And I just ask if you're out there
20 and you seem to have a good pulse on the
21 residents of Manahan Village, let them know they
22 can bring these concerns to the meeting. All of
23 our emails are listed, my phone number is
24 listed. If you call the office and you want to
25 speak to one of the board members, you'll get a

1 call back. We are looking to be a transparent
2 board and being above board. Because we are
3 here for the residents.

4 And I honestly believe that the
5 maintenance crew is a good crew of guys. I can
6 emphasize with them, their frustrations. One of
7 the subcommittees is the personnel subcommittee,
8 and we finally got the job descriptions, and
9 we're going to look at that and we're going to
10 look at if the current staff, the design of the
11 current staff meets the needs of all the
12 residents. I'm one person, I can't make that
13 call by myself as a member of that committee.
14 But I don't think currently it is, so maybe that
15 needs to be modified. But change is coming, you
16 can count on that.

17 Any other members of the public would
18 like to get up?

19 MS. AUSTIN: My name is Melinda Austin,
20 29 Ann Street. I have been talking about the
21 noise all night long, and it's still going, and
22 nothing happens. All night long. I can't sleep.
23 I only have one room. Boom, boom, boom, all
24 night long. Ever since I have been there
25 there's been noise.

1 MR. PRIESTER: Like I said, we
2 addressed it a couple of times before, and there
3 was no evidence of noise.

4 MS. AUSTIN: You should come there at
5 night. You must think I'm bony.

6 MR. PRIESTER: No, when the police
7 department and --

8 MS. AUSTIN: I'm going to tell you
9 about the policeman, I called to report them,
10 because they said they're not allowed to go in
11 the man's house. And that book, boom, boom.
12 Something wrong with them. I don't know if
13 they're prejudiced or what. And I don't stand
14 up here and tell a lie. You stay in my house
15 and I go out, and you stay there at night, then
16 you see what I'm talking about.

17 MR. PRIESTER: We will investigate it
18 again. But when we do it 12 times and there's
19 no evidence --

20 MS. AUSTIN: You say, oh, guess what
21 you're saying, there was his --

22 MR. PRIESTER: The refrigerator or he
23 had a breathing machine.

24 MS. AUSTIN: No, no, you just said
25 that. You say it was oxygen machine. My

1 husband had oxygen machine, years ago, old
2 oxygen machine. I'm asleep in the next room, he
3 had one bedroom, I didn't hear this boomda,
4 boomda, boomda, boom. And nowadays it's worse.
5 The weekends are worse when nobody is here.
6 Well, that's all I can do is address, nobody
7 listening. I wonder if your mother would tell
8 you that, would you believe her. Ain't nothing
9 I can do, nothing, but stand there and listen to
10 the noise, nothing. That's all I wanted to say.

11 CHAIRPERSON DENMAN: Thank you.

12 Perhaps we can look into the plausibility of
13 some type of surveillance and see if we can't --

14 MS. AUSTIN: The only thing I don't
15 understand, because in the book they wrote,
16 respect your neighbor. But you don't respect
17 me. I knocked on the wall. He told me Mr. Doug
18 that he call up the police on me, for what? He
19 don't have my TV. He never heard it. For what.
20 Nothing. He did that only because I came
21 knocking on his wall. I stay and take what he
22 gave me in my apartment. I don't do nothing. I
23 put ear plugs in my ears. And I got an
24 infection in my ear from the ear plugs.

25 MR. PRIESTER: What happened, it was

1 just going back and forth. At one point Ms.
2 Austin spoke to her neighbor, and the father was
3 like if there was a noise disturbance just knock
4 on my wall. But it got to a point when this
5 family was there, and the son said that's not
6 nice, come to the door.

7 MS. AUSTIN: I did not knock on the
8 wall, I came to the door, and I came crying.
9 And he stuck his finger and I took it. You
10 know, if I wasn't a christian, you know what I
11 would have did, right, if I weren't a christian.
12 Somebody calling the police. I was just like
13 that. There's nothing I can do. So -- nothing
14 I can do. If you all don't do, I can't do.

15 COMMISSIONER CHERELLO: Madam chair,
16 the last time we were going to get some noise
17 sensors where we could tell what the decibel
18 level was. We had talked, right, Doug, we had
19 talked about that. We've had other complaints
20 at other times. It probably wouldn't be a bad
21 idea to have two or three on hand, that way we
22 can -- because I think we have ten to 12 police
23 reports that we pulled up where they say there's
24 nothing. They come and they hear nothing. So
25 if we can do that, I'm sure we can use them

1 someplace else at another time.

2 COMMISSIONER SCHMIDT: Or some
3 reasonable surveillance. That's the only way
4 there's going to be any evidence of it.

5 CHAIRPERSON DENMAN: Good idea, yes.

6 MS. HALE: My name is Andora Hale, I
7 live here at 29 Ann Street. I don't know if
8 this is directly directed to the housing
9 authority or just safety in Morristown, of
10 coming in late at night. If I come in like by
11 11:30, 12 o'clock, I've seen people just parked
12 out sitting in the front. Like you're afraid to
13 come in because you don't know if you're going
14 to get jumped or what they're going to do. I've
15 heard loud noises down here walking in with
16 people arguing. I've heard it if my window is
17 up. I've heard it at nighttime. I think it
18 might have something to do with younger people
19 are in this building. I don't know if they're
20 disabled or what. But it's just some activities
21 that are going on that normally -- I have been
22 here 14 going on 15 years, and it was always
23 quiet and respectable, now you hear loud
24 persons, just a lot of disrespect. And for the
25 seniors, it's not -- we're seniors, we're old

1 people, we have ailments, things that are wrong.
2 This is enough with the construction, and the
3 dust and everything else that adds to
4 everything. But you shouldn't have to live here
5 and then hear people cursing and arguing and --
6 and they're young, you can tell the voices,
7 they're younger people.

8 CHAIRPERSON DENMAN: Do we have young
9 people living here?

10 MR. PRIESTER: Disabled, they're over a
11 certain age.

12 MS. HALE: Babies as well.

13 CHAIRPERSON DENMAN: Do we currently
14 have any security cameras like we do at Early
15 Street out front?

16 MR. PRIESTER: At the entrance door we
17 do.

18 COMMISSIONER BANKS: Who monitors
19 those?

20 MR. PRIESTER: They're in the office so
21 any time we can monitor them.

22 MS. HALE: When you're coming in, like
23 when I come from my daughter's, and they drop me
24 off, or if I'm driving her car and coming in, I
25 never was afraid to come in. But now it's just

1 like you're seeing certain cars out, or seeing
2 different -- I shouldn't stereotype people
3 walking in and out, but they're young, and they
4 just kind of look like unsavory type people.
5 Just you see too much on the news with someone
6 getting their pocketbooks snatched and all these
7 other little things that Morristown, we're not
8 used to that. And it just kind of makes me, you
9 know, you pass by someone and the hair rises on
10 your arm, you get that funny feeling, and you
11 don't recognize the face.

12 COMMISSIONER BANKS: Is there lighting
13 out here?

14 MR. PRIESTER: There is lighting but
15 it's dim.

16 MS. HALE: Sometimes at nighttime it's
17 just like really seems bright. But it's just a
18 fact if you scream or yell, no one is going to
19 hear you.

20 CHAIRPERSON DENMAN: Can we get the
21 camera recordings monitored to see --

22 MR. PRIESTER: We can do that, just
23 like get the police access to it.

24 COMMISSIONER BANKS: Can we find out
25 who was -- when was this?

1 MS. HALE: This was about the last week
2 in June, and then actually I have my daughter's
3 car, so I was coming in and out while she was
4 away.

5 COMMISSIONER BANKS: Last month, any
6 time this month?

7 MS. Hale 4th of July weekend.

8 COMMISSIONER BANKS: Can we look at it.

9 MR. PRIESTER: I think every 30 days it
10 records over it.

11 COMMISSIONER CHERELLO: It's a 30-day
12 cycle. But 4th of July --

13 MS. HALE: This one in June, there was
14 a black car, it was two ladies, and I don't know
15 who they were. I didn't recognize them. And
16 they literally parked in front of the door. And
17 they were there -- I went upstairs to my
18 apartment, I forgot something, I came back down
19 and went out to the car, they were still sitting
20 there. I looked out the window, so at least a
21 half hour they were just sitting there.

22 MR. PRIESTER: The cameras won't
23 monitor the parking lot, they will the front
24 entrance and the elevator. We might consider
25 getting cameras for each floor.

1 CHAIRPERSON DENMAN: Were they parked
2 in the fire lane out front?

3 MS. HALE: No, smack where the doors
4 open here, smack in front of the doors.

5 COMMISSIONER BANKS: We have a camera
6 right in front.

7 MS. HALE: It was a black car and two
8 ladies.

9 COMMISSIONER BANKS: We will look at
10 it. For July we will look at it.

11 MS. HALE: It's just -- I mean,
12 normally old people don't come in that late.
13 I'm old but I'm not that old. So it's just kind
14 of frightening that you're not used to seeing
15 that. You're always supposed to look over your
16 shoulder.

17 CHAIRPERSON DENMAN: Are these new
18 younger disabled residents? Are they new
19 residents?

20 MR. PRIESTER: About six months.

21 CHAIRPERSON DENMAN: Maybe we should
22 issue them a notice to be mindful of the fact
23 that they are the minority in a population of
24 mostly seniors, and that they need to be
25 respectful of their surroundings. And if we

1 have to address it, we take it to the next
2 level, we will. There's no need for people to
3 be afraid to go into their own apartments.

4 MS. HALE: Also it was brought to my
5 attention, because I speak up, so they asked me
6 to say something. I don't like to get involved.
7 When it's safety involved you have to speak up.
8 Everyone can't fight for themselves.

9 CHAIRPERSON DENMAN: Sure.

10 MS. HALE: That's all I have to say.

11 COMMISSIONER VEGA: Thank you.

12 CHAIRPERSON DENMAN: Thank you. Any
13 other members of the public wish to address?

14 MS. URBINA: Hi, I live in building 14
15 on Clyde Potts and I want to know --

16 CHAIRPERSON DENMAN: State your name
17 for the record.

18 MS. URBINA: Nicola Urbina,
19 U-r-b-i-n-a, N-i-c-o-l-a. So they find us
20 parking spaces, and some of us have two cars,
21 but only one car get a sign, now we are getting
22 parking tickets for parking on the street. The
23 first one was a warning. I guess the office
24 would select what car they want to put the
25 warning on, what car they want to put the ticket

1 on. We're now getting tickets. It's a \$54
2 ticket, so I want to know what are you guys
3 doing about it. The time it takes me to be off
4 from work to fight this ticket, explain to a
5 judge that there's only one no parking sign and
6 all the rest are removed, but that one no
7 parking sign gives the officer authority to
8 write us a ticket. How are you guys handling
9 that issue?

10 MR. PRIESTER: Which street was it on?

11 MS. URBINA: Clyde Potts Drive,
12 building 14.

13 COUNCILWOMAN DAVIS: I just want to say
14 I had this issue with Ms. Urbina in front there.
15 I know that the law mandates you can't park ten
16 feet before the crosswalk, and a lot of people
17 don't know that because they weren't enforcing
18 that rule for quite awhile. But if this is an
19 ongoing issue I have been instructed to have you
20 all -- send your tickets and your issues to the
21 mayor's office.

22 MS. URBINA: I was more than that, I
23 was 25 feet by the park. I was nowhere in the
24 crosswalk, I was all the way up. That's what I
25 thought the ticket was for. So I took my camera

1 out, I'm 25 feet away from it.

2 COUNCILWOMAN DAVIS: I know it's a
3 super inconvenience to have to address it, but
4 if you can find out the number on there should
5 let you know which officer issued it.

6 MS. URBINA: I know the officer. I
7 just didn't understand why it was seven other
8 cars and my car got the ticket.

9 COUNCILWOMAN DAVIS: I got a ticket,
10 so --

11 CHAIRPERSON DENMAN: Let me understand
12 it, there's only one spot that says no parking?

13 MS. URBINA: All rest of the no parking
14 signs were removed and this one no parking sign
15 is still left up.

16 CHAIRPERSON DENMAN: Do you know if
17 that was intentionally or not, councilwoman?

18 COUNCILWOMAN DAVIS: I do know they
19 removed some of the handicapped signs to allow
20 for more space for residents to park. I really
21 don't know about the town stuff. I'm going to
22 meet with the police chief and the business
23 administrator, and I'll bring that up in a
24 meeting and be able to give you better
25 information about that.

1 CHAIRPERSON DENMAN: Thank you.

2 MS. Urbina: Also my other problem,
3 it's summertime, when I come in at night I have
4 the kids outside my house drinking, they're
5 partying, they're throwing their garbage in
6 front of my apartment. I clean up the garbage
7 on Saturday, by Sunday morning there are
8 wrappers from the cigarettes, beer containers.
9 I'm outside screaming out my window at 11, 12
10 o'clock at night, please turn your music off,
11 get away from my window, get away from my back
12 porch. It's a constant ongoing thing. You guys
13 have cameras, they stole a mirror off of my car.
14 That cost me \$75 to replace the mirror. The
15 officer told us it wasn't on the camera, and we
16 were right in front of the cameras. I just got
17 another car, you can see they took a key and
18 scratched the whole side of my car. Like what
19 are you guys doing to fix these issues? We see
20 the cameras are up, the officers walk through,
21 but this is like -- and they don't live in our
22 area. I live in building 14, and two old people
23 live at the end, me and the other person. The
24 people hanging out in front of our apartments do
25 not live in our building. They don't live in

1 our area. I have two boys, and they're not
2 allowed outside past 10 o'clock, so --

3 COUNCILWOMAN DAVIS: This is something
4 I'd like to address. But in defense of the
5 housing authority, this is a police issue, and I
6 think you're better suited to go to like a
7 council meeting and address this. Because I
8 think for me, it's a weird situation, because
9 I'm also a resident, but I'm a council person,
10 and I think sometimes maybe the administration
11 thinks this is just my personal fight. It's not
12 just my personal fight. But these are the
13 complaints that I get regularly in the
14 community. So if you come out to these council
15 meetings, then I have a leg to stand on when I
16 go to the administration and I say, listen, I
17 need to see foot patrol all night. They're not
18 going to tell me no, they're going to give me
19 foot patrol. I was away for a month so I wasn't
20 on top of the foot patrol, but I'll definitely
21 be in communication with the police chief and
22 get some foot patrol. I know last summer we had
23 the same issue, and the foot patrol kind of
24 reduced the amount of noise and melee that can
25 happen when there's no police presence.

1 COMMISSIONER BANKS: I understand,
2 because my car got keyed too. So I've learned
3 not to holler out the window. I'll get on the
4 phone and dial -- call the police, and try to
5 encourage them loudly to do their job. And
6 there are cameras. Every night on the weekends
7 I look out my bedroom window and there's a whole
8 party going on. And the majority of the people
9 there don't even live there. So as part of the
10 resident outreach committee that's one of the
11 issues that we're going to be addressing.

12 MS. URBINA: And I call the cops, but
13 let's face it, there's other things going on the
14 cops have to take care of. If we can stop the
15 people that don't live there from hanging out
16 there, we don't have to calling the cops.
17 Calling 911, there's no police dispatch at
18 Morristown Police Station, you're calling county
19 dispatch. And we have to be on the phone.
20 There's other emergencies going on.

21 COMMISSIONER BANKS: Right. And I
22 understand that. That's where we have to work
23 together with the police department and the
24 residents. Because the police department -- we
25 got to work together. Maybe if more residents

1 will come to the town council meeting and they
2 see this is not just one person or two people,
3 we've got to work together, and that's the only
4 way these people are going to stop being on the
5 property and doing what they want to do. The
6 residents have to get together. And we
7 understand, I understand that it's kind of scary
8 sometimes, because you don't know if your
9 property is going to be damaged or whatever type
10 of retaliation, but we got to start somewhere,
11 and we got to start at the town council meeting.

12 MS. URBINA: Okay.

13 CHAIRPERSON DENMAN: Just Lizeth, you
14 reviewed the camera with the police officer I
15 believe.

16 MS. TAVERAS: No, they reviewed it. I
17 don't review it with them. But now they have
18 access, the access was granted to the police
19 department.

20 CHAIRPERSON DENMAN: So that just
21 happened last Friday.

22 MS. TAVERAS: Yes.

23 CHAIRPERSON DENMAN: Or Thursday. So
24 maybe it's worth revisiting for your \$75 mirror.

25 MS. URBINA: I just want you guys to be

1 able to do something. I can replace the mirror.
2 The car is just a car, but like we live there.
3 And there's older people living there that don't
4 want to come out of their house at night,
5 because you have all these people. And there
6 are gang members too hanging out in front of our
7 house, drinking in front of our house. When you
8 say something to them they want to fight. It's
9 kind of ridiculous. It's getting bad. So
10 that's my concern.

11 CHAIRPERSON DENMAN: Thank you. Any
12 other members of the public would like to
13 address the board?

14 Okay. That concludes the first public
15 comment.

16 Would somebody make a motion to approve
17 the minutes of the June meeting?

18 COMMISSIONER BANKS: I will make a
19 motion to approve the minutes.

20 CHAIRPERSON DENMAN: Thank you.

21 COMMISSIONER VEGA: I'll second it.

22 MS. TAVERAS: Roll call.

23 (Whereupon, roll call was taken with
24 all members voting in favor.)

25 CHAIRPERSON DENMAN: Executive report,

1 do we have an executive report?

2 MR. ROGERS: Yes. I apologize for
3 being late. I got stuck in traffic. But I
4 think Mr. Priester has been doing a good job.
5 Vacancies are way down as I see. And the only
6 thing I'm concerned about is some of the
7 construction items are being delayed, such as
8 the access, handicapped access to the Hispanic
9 Center, the roof to the resident center, the air
10 conditioner for the resident center, and the
11 repointing of 31 Early Street. All those are
12 important projects, and they should be out for
13 engineering. And I followed the direction of
14 the board, either this board or the previous
15 board, to obtain legal quotes. And I would
16 recommend that the board act on those because it
17 is important. And I don't know how you can do
18 one without knowing the cost of the others.
19 Again, that's up to this board.

20 I also want to inform the board, as you
21 know, I have been in and out of the hospital
22 since May. Although it was not requested, I'm
23 waiting for my doctor to provide me with a note
24 to document my medical leave from June the 19th
25 to July the 7th. In addition to my physical

1 ailments, I'm also suffering from work-related
2 stress since I first reported wrongdoing to law
3 enforcement. I'm still working with law
4 enforcement, and as you know there's an active
5 law enforcement investigation.

6 MR. MANFREDI: Excuse me, Madam Chair,
7 if we are going to discuss a personnel matters I
8 would just ask the director and the board to
9 consider going into closed session since those
10 matters are confidential.

11 MR. ROGERS: All right. Maybe we'll go
12 in closed session.

13 MR. MANFREDI: Do you want to finish
14 the report, Mr. Rogers, and then go in closed
15 session later so we can move forward with the
16 meeting if that's acceptable to the board?

17 CHAIRWOMAN DENMAN: Yes.

18 COMMISSIONER CHERELLO: Can we let Mr.
19 Rogers finish his general report? But we have
20 our accountants and our auditor here, so I think
21 we should take them and let them go, so if Mr.
22 Rogers can finish, then we can go in closed
23 session.

24 CHAIRPERSON DENMAN: Yes, that's the
25 plan.

1 MR. MANFREDI: Thank you, commissioner.

2 MR. ROGERS: I finished with my report.
3 The rest of it will be in closed session.

4 CHAIRPERSON DENMAN: So we can proceed.
5 No committee reports. Correct? And old
6 business?

7 COMMISSIONER CHERELLO: Madam Chair,
8 are we going to deal with them so they can
9 leave?

10 CHAIRPERSON DENMAN: Yes. So I'll make
11 a motion to have the auditors present --

12 MR. MANFREDI: What order do you want
13 to do it in?

14 CHAIRPERSON DENMAN: Whoever wants to
15 go first.

16 MR. MAURICE: Good evening. My name is
17 Mike Maurice, I'm with the firm of Polcari &
18 Company, and we performed the audit for the
19 housing authority for the fiscal year end
20 September 30, 2016. Everyone has received a
21 copy of the financial statement, the audit
22 report?

23 CHAIRPERSON DENMAN: Yes.

24 MR. MAURICE: I'd like to start on page
25 six of the report. That's the independent

1 auditor's report. I'll discuss the three
2 reports, the main financial statements and then
3 go on to the findings in the report.

4 So page six is the independent
5 auditor's report on the financial statements.
6 The opinion that was issued on the financial
7 statements was an unqualified opinion, it's the
8 best opinion you can get. That means there were
9 no deviations from gap that were noted or needed
10 to be corrected.

11 Turning to page eight, that would be
12 the Statement of Net Position. Just to quickly
13 review, at the bottom you can see that the
14 authority's unrestricted net position, that is
15 the assets available for payment on liabilities
16 is a negative \$1,205,000. The reason for that
17 is the housing authority, unlike the
18 municipalities, were required to adopt GASB 68,
19 meaning you had to report and record your
20 pension, unfunded pension liabilities for the
21 PERS program, the public employees pension
22 system. The liability for the housing authority
23 at 2016 is included on the line accrued pension
24 OBEP liability. That's broken out into two
25 parts. The pension liability was 4.3 million

1 dollars, which is the unfunded portion that the
2 authority would owe the pension plan. And the
3 OBEP liability, that's other benefits except for
4 pension, which is medical, that liability is
5 \$742,000, and that's what contributes to your
6 negative unrestricted net position on the
7 balance sheet. If there are any questions
8 related to that --

9 COMMISSIONER CHERELLO: I remember from
10 last year you stated that in a lot simpler terms
11 of what the governor did as far as signing the
12 law. If you could transfer that to us.

13 MR. MAURICE: The GASB, which is the
14 Government Accounting Standard Boards, now
15 requires public entities to report their share
16 of the pension liability. So the state has an
17 audit done every year, and they divide that
18 liability out by all the entities. The housing
19 authority is included in those entities.
20 Municipalities are excluded because they don't
21 follow gap so they don't have to record it, but
22 they're included in the liability. So the share
23 of the outstanding liability for pension is 4.3
24 million dollars to the Morristown Housing
25 Authority. It's very similar to many other

1 housing authorities in New Jersey.

2 COMMISSIONER CHERELLO: But if I recall
3 correctly from last year, before the governor
4 signed the law, the state was carrying that
5 liability.

6 MR. MAURICE: It's not the governor,
7 this is an accounting regulation.

8 COMMISSIONER CHERELLO: But the state
9 was carrying it, and then it got transferred to
10 us.

11 MR. MAURICE: Right. The state is
12 holding the liability. Now the reporting is
13 meant to be more transparent, so all the
14 entities besides municipalities are reporting
15 that liability on their financial statements.

16 COMMISSIONER SCHMIDT: You're saying it
17 was always the housing authority's --

18 MR. MAURICE: It was always the housing
19 authority's responsibility, we just didn't have
20 to report it. The rule now, GASB 68 requires
21 you to report the liability, whereas previously
22 there was no requirement to report it.

23 COMMISSIONER SCHMIDT: That's a
24 one-time change within the last year.

25 MR. MAURICE: Well, the liability

1 increases or decreases every year. From '15 to
2 '16 it went up 1.7 million, and that's all based
3 on the valuation of the assets in the plan, in
4 the state's plan. And depending upon employees,
5 whether you have more employees or less
6 employees, it's going to go up and down.

7 COMMISSIONER CHERELLO: So the worst
8 the state pension plan is the worst our
9 liability is going to be.

10 MR. MAURICE: Correct. The health
11 benefit is all on the OBEP, is all on the
12 authority, that's the benefits that you have
13 designated to pay people after they retire for
14 health. That's what those benefits --

15 COMMISSIONER SCHMIDT: And you updated
16 '15 to reflect that as well you're saying.

17 MR. MAURICE: Well, '16, that increased
18 \$178,000, and that's all based on mortality
19 tables. That's done by actuary calculation,
20 that the authority has done every three years is
21 actuarially calculated.

22 COMMISSIONER SCHMIDT: There's some
23 confusion over what you said. It went up year
24 to year because of the change but --

25 MR. MAURICE: The OBEP or the pension?

1 That increases based upon the audit report that
2 we receive from the state.

3 COMMISSIONER SCHMIDT: So you updated
4 '15 to also reflect the change in GASB you're
5 saying.

6 MR. MAURICE: '15 includes the GASB,
7 yes.

8 COMMISSIONER SCHMIDT: So you updated
9 both --

10 MR. MAURICE: Correct.

11 COMMISSIONER SCHMIDT: Your reporting
12 really was an increase in the unfunded or funded
13 portion of 1.7 million. Okay. Got it.

14 MR. MAURICE: On the page nine, which
15 is the statement of revenue and expenses, the
16 financial statements report an operating loss of
17 \$888,000, but that is a loss you have to take
18 into account depreciation, if you add back the
19 depreciation, you add back the pension expense
20 that you're required to book, operations
21 produced on accrual basis \$176,000 would be your
22 income. Factoring in non-cash items such as the
23 pension and the depreciation.

24 The other two reports that are required
25 in the audit are the Yellow Book Report, that's

1 on page 34, and the Uniform Guidance Report, and
2 that's on page 36. The Yellow Book Report was
3 unqualified, however, the Uniformed Guidance
4 Report, that's the compliance report over major
5 programs, that was qualified. That
6 qualification is due to the two findings that
7 are noted on pages 40 and 41. And the findings
8 for 2016 are related to the low rent public
9 housing program and the housing choice voucher
10 program. Based on our review of the tenant
11 files, the authority was not in compliance with
12 all of the HUD regulations for recertifications
13 of the tenants. In many cases the
14 recertifications were incomplete or were not
15 done for both the low rent public housing
16 program and the housing choice voucher program.
17 We've indicated our recommendations, and the
18 housing authority has provided its responses as
19 noted on the bottom of the page.

20 COMMISSIONER CHERELLO: You're saying
21 five of the files. Right?

22 MR. MAURICE: What happened, I looked
23 at that when I wrote it, five of the files -- we
24 went through five, we selected 40, but after we
25 get past two or three files, we can't get to low

1 risk so it's automatic finding, so we just don't
2 go through the other 35 files because we're
3 going to expect to find five on that,
4 exponentially going forward we are going to find
5 those amount of errors. And on the low rent
6 program there was basically per discussion with
7 the employee of the housing authority that
8 indicated that those were not done due to work
9 overload or lack of time that they weren't able
10 to be completed.

11 COMMISSIONER CHERELLO: So if it was
12 just bad luck those five would be right up
13 front.

14 MR. MAURICE: It was sporadic through
15 the sample. It wasn't the first five.

16 COMMISSIONER SCHMIDT: You guys do this
17 type of review over other authorities as well?

18 MR. MAURICE: Correct.

19 COMMISSIONER SCHMIDT: How common if
20 you're willing to say are these type of
21 findings?

22 MR. MAURICE: Typically with housing
23 authorities if you end up with a finding it's
24 usually on a compliance with recertifications
25 and tenants. That's due a lot to turnover in

1 staff, the training then, intermittent training
2 and so forth, that's typically where most of the
3 findings are, it's in the compliance with the
4 regulations with some of the programs.

5 COMMISSIONER BANKS: Are we allowed a
6 certain amount of -- are you allowed a certain
7 amount of lack of recertifications before -- is
8 there a fine if you --

9 MR. MAURICE: Is there a fine? There's
10 no fine. The result of the findings will be
11 half a point deduction from your financial
12 score, these findings, based on significant
13 deficiencies. Material deficiencies are one
14 point deductions. These were noted as
15 significant deficiencies, less severe than
16 material.

17 CHAIRPERSON DENMAN: Do you have any
18 recommendations, I see both of them are relative
19 to the lack of internal controls or proper
20 controls. Do you have any suggestions or
21 recommendations to ensure we don't get dinged
22 again?

23 MR. MAURICE: From, at least with the
24 low rent public housing program, it was evident
25 that the staff didn't have enough time is what

1 we were told. So I'm not sure if it's a
2 staffing issue, might be a staffing issue that
3 you might need to have -- because I know
4 inspections were one of the things that were
5 missing from the files, and it seemed that the
6 5058s were done, but the inspections were not
7 done because they simply didn't have the time to
8 go out and do them. But that doesn't alleviate
9 you from the responsibility in HUD's eyes and
10 our reporting that they need to be done. So
11 maybe staffing requirements or realignment of
12 staffing to ensure there's some overlap.
13 Sometimes maintenance helps out in those
14 situations. I know budgets are always a big
15 thing in HUD funding and on everybody's mind.
16 But that's one of the things that has to be
17 addressed going forward.

18 CHAIRPERSON DENMAN: Okay.

19 COMMISSIONER BANKS: Are we lacking in
20 inspections? Are we behind on inspections?

21 MR. PRIESTER: It was just me doing
22 everything. I was doing public housing, Section
23 Eight, seniors. And we just got an inspector
24 for the housing choice voucher.

25 COMMISSIONER VEGA: If I may, I was

1 looking this over, and I wanted to know is it
2 appropriate to make a motion to adopt the
3 recommendations that they have put in? Because
4 I saw a lot of deficiencies throughout this.
5 And at the end, what you're asking about, there
6 is a recommendation, it's there, and I'd just
7 like to make a motion that we follow suit with
8 Mike and his colleagues.

9 MR. MAURICE: The recommendation is for
10 you to -- you assess the tools. That's what
11 this is for. You should go back and look at
12 your controls and who does the work, and if it's
13 staffed properly, and then you make a decision
14 based upon your finances, your current staffing,
15 on how best to address it so that the work that
16 needs to be done for HUD's compliance is done.

17 COMMISSIONER VEGA: Okay.

18 CHAIRPERSON DENMAN: The internal
19 controls is just not affecting this, this is
20 just a multitude of issues.

21 COMMISSIONER VEGA: What it says on the
22 report, a multitude of deficiencies.

23 CHAIRPERSON DENMAN: Not deficiencies,
24 issues is what I said.

25 COMMISSIONER VEGA: Deficiencies they

1 said in the book.

2 MR. MAURICE: That's all that I have.

3 CHAIRPERSON DENMAN: Thank you for your
4 time.

5 COMMISSIONER SCHMIDT: One quick thing.
6 On page five real quick, at the top it looks
7 like something went wrong in the first calendar,
8 cash and other current assets. It looks like
9 maybe this was an Excel or something and it
10 didn't -

11 MR. MAURICE: What's the --

12 COMMISSIONER SCHMIDT: The first number
13 on September 30, 2016, some got messed up with
14 the formula I think. It's a different -- is it
15 different in your copy?

16 MR. MAURICE: What number do you have
17 it?

18 CHAIRPERSON DENMAN: The top of the
19 line, the top of the left-hand column that is
20 headed with September 30th, 2016.

21 COMMISSIONER SCHMIDT: Page five, the
22 computation of net position.

23 MR. MAURICE: I'm sorry.

24 COMMISSIONER SCHMIDT: It looks like
25 something funny happened with the formatting,

1 all this math got messed up.

2 MR. MAURICE: I don't have that on
3 mine.

4 COMMISSIONER SCHMIDT: It's not -- it
5 was a nice summary, so I don't know if you could
6 maybe reissue that page, that would be helpful.

7 MR. MAURICE: We will just have a new
8 item sent over to you.

9 COMMISSIONER SCHMIDT: It does change
10 the math on some of that net position, which I
11 think is fine elsewhere, but should be updated.
12 That's all. Thanks.

13 MR. MANFREDI: We need a motion to
14 adopt the audit.

15 COMMISSIONER CHERELLO: I make a motion
16 we adopt the accountant's report once the
17 changes to page five are sent to us.

18 MR. MAURICE: I'll have a new copy --
19 I'll have that page sent over, new blue book.

20 COMMISSIONER CHERELLO: Okay.

21 CHAIRPERSON DENMAN: It's the auditor's
22 report just for the record.

23 COMMISSIONER SCHMIDT:

24 CHAIRPERSON DENMAN: I second it. All
25 in favor?

1 (Whereupon, roll call was taken with
2 all members voting in favor.)

3 MS. MORGAN: My name is Amy Morgan, I'm
4 with Geltrude & Company. We're the fee
5 accountants, put together the budget. This is
6 for the year-end September 30, 2018. Pretty
7 much follow the same methodology that we used in
8 prior years, which basically takes into account
9 the last fiscal year ended September 30, '16,
10 and then we look at your interim results as of
11 May of this year. And then the budget from last
12 year -- well, the budget for this year. And
13 look at all those things, look at some of the
14 subsidy requests that have already been made at
15 the beginning of the year to come up with the
16 budget for the year-end September 30, 2018. The
17 best -- does everybody have a copy? I think
18 everybody has a copy of it. It starts, you'll
19 see a page that says DCA. That is the state
20 budget package. And then probably two thirds of
21 the way back are the budget forms that are
22 required for HUD.

23 If you flip to page -- the pages aren't
24 numbered great, but that's the way the forms
25 are. There is a page F1, which I would say is

1 probably about halfway through the package.
2 That summarizes the activity by program, if
3 everybody found that. And it will compare that
4 to the budge, the current budget year amounts.
5 So you can -- if you're on that page, revenue is
6 projected to be up a little bit, the rental
7 revenue is projected to be up a little bit. As
8 Douglas mentioned, I think you mentioned it, the
9 vacancies are down, so that's really what's
10 driving that increase there.

11 Administrative expenses are pretty flat
12 compared to the budget, this year's budget, when
13 comparing it to last year's, the year-end
14 September 30, '16. It was very comparable, and
15 comparable to the current activities, so it has
16 not really changed much.

17 Similar with the cost of providing the
18 services, which would be your utilities, your
19 maintenance, all between last year, this year,
20 last year's budget, it's all remained relative.
21 Looks like it's going to remain relatively
22 consistent.

23 In both cases for administration and
24 services, as far as salaries go, we did put in,
25 consistent with what's been done in the past,

1 some COLA increases of two percent, and there's
2 some merit increases in there, which is
3 consistent with what was used in the past. It's
4 for the budget. That's the salaries.

5 The benefits, as far as benefits go,
6 when you talked with the audit, and he mentioned
7 the pension liability, and the other benefit
8 liability as far as the financials have that
9 accrued, the liability has accrued. When doing
10 the budgets, because the budgets are geared more
11 towards the cash-flow side of it, those get
12 backed out when assessing what the budgeted
13 amount should be. The budgeted amount in here,
14 it's more from a cash-flow standpoint, what
15 we're going to expect to pay out over the next
16 year.

17 And that -- you'll see that more if you
18 flip probably a few pages, about maybe ten pages
19 back you'll see a HUD form, and the form number
20 down in the bottom column we will say HUD form
21 52564, there's a line item on the second page.
22 And past the summary page, about ten pages past
23 it --

24 CHAIRPERSON DENMAN: It's a multiple
25 page document?

1 MS. MORGAN: Yes, it's one of four. It
2 will say the operating budget up in the upper
3 left-hand corner.

4 COMMISSIONER SCHMIDT: It's right after
5 section N.

6 MS. MORGAN: Yes. I just wanted to
7 point out on the second page of that form is
8 where you'll see under Employee Benefit
9 Contributions, which is line number four -- 440,
10 on the left-hand column you'll see line numbers.
11 You'll notice on that line that the first column
12 are last year's actuals, and the rates here are
13 per rent month. But you'll notice that the unit
14 month for the last year's actuals is much higher
15 than this year's current estimate of what this
16 year will be from a cash-flow standpoint, and
17 the budgeted amount, which is in the next
18 column. The reason being is the last year's
19 actuals include that liability of rule that we
20 were talking about when we reviewed the
21 financials, and budget does not have that in, so
22 it's much lower.

23 And that really is the most significant
24 difference in this year's -- well, when you're
25 looking at the budget and comparing it to last

1 year's financials, that's the most significant
2 difference of all of them. Other than that
3 everything else is fairly consistent with last
4 year.

5 And back to the summary page you'll see
6 that the public housing will generate positive
7 position, unrestricted position, and then the
8 voucher program will utilize that excess that
9 was generated. And then the other program
10 column is the modernization that gets done on
11 the buildings. It's the salaries related to
12 the -- that get allocated -- oh, back on F1, the
13 summary page. I was going to point out the
14 benefit is -- a lot of forms.

15 CHAIRPERSON DENMAN: Trying to keep up.

16 MS. MORGAN: Back on F1, the summary
17 page, down at the very bottom there's a line
18 that says Less Total Unrestricted Net Position.
19 And basically that's saying that we're going to
20 utilize -- from our unrestricted position we're
21 going to -- this year we would expect to
22 utilize, with the current budget the way it's
23 done with all the programs, it would result in a
24 net decrease of the fifty -- well, from rounding
25 49,624, that would be -- so I guess I'll let you

1 guys, if you have any questions, take a look at
2 this. Ask away.

3 COMMISSIONER SCHMIDT: Why is there
4 nothing in the debt, interest payments line?

5 MS. MORGAN: The reason there's nothing
6 there, further back in the package there are
7 some pages related to the capital fund programs.
8 And part of the capital fund program is funding
9 of the debt. I'll tell you what page it is on
10 so you can see it. If you go to -- keep
11 flipping back from F1 and go to F6, F6 shows the
12 principal portion of debt payments over the
13 upcoming years, and then F7 shows the interest
14 portion that's due. And then you'll notice
15 there's a line that says less HUD subsidy there.
16 That gets fully subsidized, so nothing has to
17 come out of the operating budget to fund the
18 debt payments.

19 COMMISSIONER SCHMIDT: You get more
20 capital, extra capital for that, or does it just
21 come out of your normal capital?

22 MS. MORGAN: What happens is they get
23 operating subsidy funding, and then they get
24 funding for the capital programs. And part of
25 the capital fund program funding includes the

1 funding for the debt payments of principal and
2 interest. So on F6 and F7, that's just showing
3 that it's separate funding from the capital fund
4 program. Therefore on F1 where you see no debt
5 payments for interest and principal, it's
6 because nothing has to come out of the operating
7 budget to fund it. All the funding comes out of
8 the capital fund.

9 And then if you -- to show you a little
10 bit further with the capital fund, if you go to
11 page -- after you go through the financial
12 statement pages, which are the F series, behind
13 that are pages that begin CB1. If you flip a
14 little bit further to CB3, that shows you what
15 the capital fund budget is for the current year
16 on CB3. And then based upon whatever was
17 submitted for the current year, the subsequent
18 years that we're reporting on were just
19 really -- the numbers were kept consistent with
20 this year's. So part of -- so the way this form
21 works, this capital fund, this is just the
22 capital improvement portion of the total capital
23 fund funding, so you take this plus the debt and
24 principal, and that's the total expected from
25 the capital fund program in those years.

1 MR. MANFREDI: It's confusing because
2 it's a state form. So the board knows, you have
3 to do it this way.

4 CHAIRPERSON DENMAN: Can I ask a
5 question about the COLA increase, the two
6 percent? And then you referenced some merit
7 increases.

8 MS. MORGAN: What we've done in the
9 past few years based upon direction from Roy is
10 factor in the two percent increase, COLA
11 increase, and then we budgeted, not specific to
12 any one person, but we would put in a budget for
13 potential merit increases. And we did that
14 based upon two percent of total salary -- 2.5
15 percent of total salaries.

16 CHAIRPERSON DENMAN: Okay.

17 MR. ROGERS: Madam Chairperson, the
18 board should be aware when we, even though the
19 board may approve this budget, they still come
20 back and have the opportunity that there may not
21 be any merit increases, there may not be any
22 COLA increase, and on major purchases the board
23 still has to approve those. So even though
24 you're approving the general budget, a lot of
25 items within that budget still require the

1 board's input. So we can't just arbitrarily
2 give an increase without the board approving it.

3 CHAIRPERSON DENMAN: Thank you.

4 MS. MORGAN: But putting it into the
5 budget gives you the option.

6 CHAIRPERSON DENMAN: Got it. Because
7 we've got a couple of subcommittees, one a
8 personnel subcommittee, and we just got the job
9 descriptions, and we're going to look at,
10 because --

11 MS. MORGAN: Right. And those salaries
12 won't go into effect until October 1st, and this
13 is unfortunately due well before that. So the
14 thought process is to put them into the budget,
15 and if they don't get approved, it just doesn't
16 get spent.

17 COMMISSIONER SCHMIDT: Madam Chair, is
18 there an urgency in approving this tonight? We
19 just got it tonight. Would it be okay to wait
20 until next meeting to take a look at it a little
21 more, or do we need to move on it?

22 MS. MORGAN: There's a deadline. It
23 doesn't have to be approved tonight -- well,
24 you'd have to have another meeting.

25 MR. MANFREDI: You're approving it to

1 submit to the state. It's going to come back
2 from the state authorized, and then you actually
3 adopt it. So what you're approving tonight is
4 to submit it to the state.

5 COMMISSIONER SCHMIDT: Thank you.

6 MS. MORGAN: I believe it's a September
7 meeting is when you approve it.

8 CHAIRPERSON DENMAN: It gives us time
9 to revise it.

10 COMMISSIONER SCHMIDT: Good. All I'm
11 asking for. Perfect.

12 COMMISSIONER CHERELLO: I believe by
13 law we have to have it in by now.

14 MR. MANFREDI: We do.

15 MS. MORGAN: August 1st. This is due
16 August 1st.

17 COMMISSIONER CHERELLO: August 1st.
18 And then we get to review it and make a final
19 decision.

20 MS. MORGAN: Right.

21 COMMISSIONER SCHMIDT: Okay.

22 CHAIRPERSON DENMAN: Any other
23 questions for --

24 MR. MANFREDI: Resolution of approval
25 to send it to the state for approval.

1 COMMISSIONER VEGA: I'll make a motion.

2 COMMISSIONER SCHMIDT: Second that.

3 (Whereupon, roll call was taken with
4 all members voting in favor.)

5 CHAIRPERSON DENMAN: Old business.

6 MR. MANFREDI: What we typically do is
7 allow us to go from the agenda and excuse the
8 public so they don't have to wait. Old business
9 will be next. And after that schedule of bills
10 and resolutions. Any items of old business?

11 COMMISSIONER BANKS: May I? I want to
12 talk about the resident center for a moment. I
13 know that the roof needs repair and the air
14 conditioner. Wasn't there two engineering
15 studies done I thought, or were they done?

16 MR. ROGERS: There was one done.

17 MR. MANFREDI: Mr. Rogers, do you
18 recall what was done and what were the findings?
19 Was it to get the board to vote to repair the
20 air conditioning?

21 MR. ROGERS: At that time it was
22 approximately \$150,000 I believe. I sent the
23 board a copy of that report several months ago.

24 CHAIRPERSON DENMAN: It was just the
25 one. Correct?

1 MR. MANFREDI: It wasn't a bid, it was
2 just an engineer's review.

3 MR. ROGERS: We couldn't bid it. We
4 have to get the engineering, and the engineering
5 report was just a cursory review. What you have
6 to do now is you have to hire an engineer to
7 make the best recommendations. My
8 recommendation is to get the air conditioner off
9 the roof, because that's part of what's causing
10 the leak, and you need a new roof anyway. But
11 you should have the engineering study all done
12 so we can see -- you really can't install the
13 air conditioner without installing the new roof.
14 So that's the main thing is to protect the
15 envelope of the building.

16 COMMISSIONER BANKS: Do we have to get
17 bids for engineering?

18 MR. MANFREDI: We should.

19 MR. ROGERS: We already did.

20 CHAIRPERSON DENMAN: Well, just from --
21 your report was from LAN.

22 MR. ROGERS: No. Mr. Priester and I,
23 who else was it, Mr. Pounder, we evaluated
24 several proposals and recommended LAN.

25 COMMISSIONER BANKS: Are those

1 proposals in as minutes?

2 MR. ROGERS: Were they in the package?

3 CHAIRPERSON DENMAN: He sent all of us
4 this email after the first meeting.

5 MR. ROGERS: They were in a previous
6 package sent to all board members.

7 COMMISSIONER CHERELLO: It was the
8 prior board. It wasn't this board.

9 COMMISSIONER BANKS: In my opinion I
10 think that we should really stop renting that
11 resident center until all of these issues are
12 fixed. God forbid if that roof falls in while
13 somebody is renting it. Or there's no air
14 conditioning, it's sweltering, and we're
15 charging \$500, whatever it cost, to rent that
16 building. I think we should stop all renting of
17 that until those issues are resolved. Plus you
18 have -- we have a couple of proposals for I
19 think it was two substance abuse programs. I
20 mean --

21 MR. ROGERS: We have three proposals.

22 COMMISSIONER BANKS: I don't think we
23 should look at any of that until that building
24 is up to par. I absolutely don't think it's
25 good to have that.

1 COMMISSIONER CHERELLO: If I can, I'd
2 like to add, I know I've asked several times in
3 the past, Mr. Rogers has tried to get the
4 information, I know Ms. White had asked in the
5 past, for a summary of just how often that
6 building is used, who is using it, how many
7 times a week, how many times a month, who is in
8 there. We really, I don't, none of us have any
9 idea if that building is used five times a year
10 or five hundred times a year.

11 COMMISSIONER BANKS: I don't think that
12 information is really relevant now, because the
13 building is in disrepair. Shouldn't be rented
14 at all. But going forward, yes, going forward,
15 yes, we should be.

16 COMMISSIONER CHERELLO: The roof -- we
17 had a meeting just before Commissioner White and
18 Sally resigned, myself, those two commissioners,
19 Mr. Rogers, and we set up -- we put some
20 priorities, and the fixing of the roof at the
21 resident center was the number two priority.
22 Number one was the cement work on 39 -- or 31.
23 And then the third priority, which we already
24 addressed, was the parking lots, because we got
25 written up by the insurance company for our

1 parking lots. So those were three priorities.
2 That's what we did. And then there was a change
3 in the board. Now, you have to do the roof is
4 the way I feel, because otherwise you're
5 jeopardizing the whole building. Air
6 conditioning we can do from the ground floor,
7 but we can do that at a later date. So let's
8 protect the building first with the roof, and
9 then we can address air conditioning at a later
10 time.

11 COMMISSIONER BANKS: What do you mean
12 from the ground floor?

13 COMMISSIONER CHERELLO: Not a roof, a
14 base unit.

15 CHAIRPERSON DENMAN: At the first
16 meeting I raised this concern because it was
17 brought before the new board about the condition
18 of the resident center about the fact that
19 there's no heating, no air conditioning, and the
20 status of the roof. At that point Mr. Rogers
21 responded in an email and said the subject of
22 air conditioning was briefly discussed at the
23 board meeting. The following estimates were
24 provided by our current A&E firm LAN during the
25 past year, and then you provided a cost

1 breakout, \$90,000 for the unit, curb, freight
2 and startup, the demolition, installation,
3 controls, minor duct work, electrical, plumbing
4 is estimated to be \$90,000, total cost of
5 \$180,000 or so for the unit to be installed.
6 The total cost may be reduced by approximately
7 \$30,000 if we replace the roof which will
8 necessitate removal of the existing unit. The
9 removal would then be part of the roof
10 replacement.

11 This to me is not properly putting
12 something out to bid. We are a new board. You
13 are the only former board member, and we need to
14 be educated on this. I mean, to say LAN is the
15 best person for the job, we need evidence of
16 that. We can't make a decision just by being
17 told that this is the right person for the job.
18 We are not doing our due diligence or serving
19 our constituents or the residents.

20 COMMISSIONER CHERELLO: Correct.
21 However, there are procedures. Those procedures
22 were followed.

23 CHAIRPERSON DENMAN: Correct. But we
24 have no evidence of it.

25 COMMISSIONER CHERELLO: It was followed

1 by the previous board. You simply can't negate
2 what the previous board did and throw it out the
3 window and start from scratch.

4 COMMISSIONER BANKS: My thought was
5 originally, let's not rent out that resident
6 center until the issues are being addressed.
7 How we go about doing that --

8 CHAIRPERSON DENMAN: Weren't we told
9 the resident center is being rented out
10 currently?

11 MR. MANFREDI: Yes, it is.

12 COMMISSIONER BANKS: What I'm saying,
13 let's stop that. Let's no longer rent it out
14 until that roof is fixed, the heating, and
15 whatever other issues that need to be done to
16 that resident center. I don't think it's fair
17 for people to be charged \$500 and they're
18 sweating like pigs, or God forbid if that roof
19 falls on some child or someone else. I think
20 it's irresponsible, and I don't think we should
21 be renting out that building until those issues
22 are addressed. I don't know how to get about
23 doing it, make a motion or --

24 COMMISSIONER CHERELLO: Make a motion.

25 COMMISSIONER SCHMIDT: We're not doing

1 it because it's dangerous, is that what we're
2 saying?

3 COMMISSIONER BANKS: Yes.

4 MR. MANFREDI: There's no air
5 conditioning in it. It's unbearable in there.

6 COMMISSIONER BANKS: Which is an issue.

7 CHAIRPERSON DENMAN: Do we know LAN can
8 come in and get this done immediately?

9 MR. MANFREDI: They're engineers. We
10 would have to do a -- properly put together a
11 public bid, and that process would have --

12 COMMISSIONER BANKS: Can we make a
13 motion on that, just not to rent the resident
14 center?

15 COMMISSIONER CHERELLO: Is that your
16 motion?

17 COMMISSIONER BANKS: Yes, I'd like to
18 make a motion we suspend all rentals of the
19 resident center until at least the air
20 conditioner and the roof are repaired.

21 COMMISSIONER CHERELLO: I'll second
22 that one.

23 MR. MANFREDI: Roll call.

24 COMMISSIONER SCHMIDT: Can I have a
25 quick discussion on that? Do we just do the

1 roof? The air conditioner you're not going to
2 need in two months.

3 COMMISSIONER BANKS: It still needs to
4 be done.

5 CHAIRPERSON DENMAN: It still needs to
6 be done.

7 COMMISSIONER SCHMIDT: Your point is
8 more than just safety is all I'm saying.

9 COMMISSIONER BANKS: More than safety.
10 This is been going on for two years. Let's go
11 ahead and get it done. Because also, that
12 doesn't have anything to do with the heat, does
13 it?

14 CHAIRPERSON DENMAN: No.

15 MR. POUNDER: Yes, it does, it's a
16 central system.

17 COMMISSIONER SCHMIDT: Point made,
18 enough said.

19 CHAIRPERSON DENMAN: Then we need to
20 look at the whole enchilada. No? Both.

21 COMMISSIONER BANKS: No, because I
22 think, maybe I'm wrong, right now we need to
23 know that no more rentals are going to be --

24 CHAIRPERSON DENMAN: That's already
25 addressed. Now we have to address --

1 COMMISSIONER CHERELLO: We didn't vote
2 on it.

3 (Whereupon, roll call was taken with
4 all members voting in favor.)

5 COMMISSIONER BANKS: Thank you.

6 CHAIRPERSON DENMAN: Now do we want to
7 address the work?

8 COMMISSIONER BANKS: Yes.

9 CHAIRPERSON DENMAN: I think it's
10 overdue. I asked for it. I made a motion in
11 April.

12 MR. MANFREDI: Mr. Rogers, can we
13 prepare a bid? Do we have the funds to prepare
14 the roof?

15 MR. ROGERS: Well, we already prepared
16 the A&E bids and we evaluated them by three --

17 MR. MANFREDI: I mean the actual
18 construction bids, to move the repair --

19 MR. ROGERS: Until you get the
20 engineering done you can't have a construction
21 bid.

22 MR. MANFREDI: I understand that. But
23 are we in a position financially, if the
24 engineer obviously prepares the bid and
25 specifications, do we have the money to repair

1 it?

2 MR. ROGERS: Yes, I think we do. I
3 think we definitely have the money for the roof,
4 and there's a possibility we have money -- but
5 then we also have to look at repointing 31
6 Early, because that's concrete falling off the
7 side of the building and that's a safety factor
8 also.

9 COMMISSIONER BANKS: The question is,
10 do we have the money for the roof and the air
11 conditioning and heat?

12 COMMISSIONER CHERELLO: We won't know
13 until we get the bid.

14 MR. ROGERS: I think there's a good
15 possibility we have the money for the
16 repointing, the roof, the air conditioning, and
17 the handicapped entrance to the Hispanic Center.

18 COMMISSIONER BANKS: You said you did
19 bids before. Can we get copies of those?

20 MR. MANFREDI: There were no bids.

21 COMMISSIONER BANKS: There were no
22 bids.

23 MR. ROGERS: Just estimates.

24 MR. MANFREDI: We got the engineer to
25 give us an approximation for the cost so we

1 would know what is the cost of this.

2 MR. ROGERS: The sooner you get started
3 on the engineering, the less the cost is going
4 to be of the total project.

5 COMMISSIONER BANKS: Okay. Thank you.

6 CHAIRPERSON DENMAN: So can we make a
7 motion to issue the bid?

8 COMMISSIONER BANKS: For the
9 engineering.

10 CHAIRPERSON DENMAN: For the A&E.

11 COMMISSIONER BANKS: I'd like to make a
12 motion.

13 COMMISSIONER VEGA: I'll second it.

14 COMMISSIONER CHERELLO: Could you just
15 clarify what our bid is exactly?

16 CHAIRPERSON DENMAN: The roof repair.

17 COMMISSIONER CHERELLO: We want prices
18 on --

19 COMMISSIONER VEGA: More itemized. The
20 old and the installation and a roof --

21 CHAIRPERSON DENMAN: It's broken down
22 in the email that Mr. Rogers sent all of us.

23 COMMISSIONER CHERELLO: The resolution,
24 I just want --

25 CHAIRPERSON DENMAN: Demolition,

1 installation, controls, minor duct work,
2 electrical, plumbing. That's separate. That's
3 a separate \$90,000.

4 MR. ROGERS: Are we going to go out and
5 rebid the A&E for this?

6 COMMISSIONER CHERELLO: I don't think
7 we have to.

8 CHAIRPERSON DENMAN: That's their
9 estimates, we already have their estimates.

10 MR. MANFREDI: That's the estimate for
11 the actual construction costs. I think what we
12 did --

13 MR. ROGERS: What I'm recommending is
14 we pass a resolution approving the A&E bid the
15 three employees recommended, and let's get
16 started on it right away.

17 MR. MANFREDI: Sorry to interrupt, Mr.
18 Rogers. I just want to clarify for the board,
19 there's two parts to this process, as you know,
20 members of the board. There's an engineering
21 component. If I'm correct this, the information
22 Mr. Rogers sent to the board after the annual
23 meeting was the total -- was an approximation by
24 LAN Engineering of what the construction costs
25 would be to do these components on the resident

1 center. Now, in order to move forward, get a
2 bid -- remember, you as a board have to approve
3 all of it. Nothing is done without your
4 collective review and approval. Because we'd be
5 asking the engineer now to go further and
6 actually design the plans that will be used in
7 the bid to secure the contractor, the question
8 is do we need to properly procure the
9 engineering firm first. And the answer is
10 legally yes. We have to have what's called a
11 request for proposal, which engineering firms
12 will submit a response, and they will tell us
13 their cost to do the design, and we will make
14 sure that that scope of service, so when each
15 firm bids is broken down into the items that are
16 in Mr. Rogers' email that the chairwoman just
17 referenced, and we will know the cost for each
18 one, then you can tell the engineering -- choose
19 the engineering firm based on their cost and
20 experience, and then make the decision to
21 proceed to say go ahead, prepare the specs and
22 bid. Now, at any point, even if you go to bid
23 and find the cost is too high for any component
24 you don't have to go forward. But the key is to
25 do the proper RFP to get your engineering firm.

1 COMMISSIONER BANKS: How many requests
2 for proposals do we look for?

3 MR. MANFREDI: Good question.
4 Typically what happens is it's done in two ways.
5 It's advertised publicly in a newspaper, and
6 also we are allowed to solicit firms. So if we
7 are aware of firms that do this type of
8 engineering for public entities we mail them a
9 copy, which the law allows us to do, and say
10 would you like to respond. So typically I don't
11 have a problem getting an adequate number of
12 responses for something like this. Then the
13 board will award that based on quality, price,
14 experience.

15 COMMISSIONER BANKS: That request for
16 proposals, each engineering company has to give
17 like a resume of what jobs they have done,
18 and --

19 MR. MANFREDI: Yes.

20 COMMISSIONER BANKS: -- and indemnity
21 or --

22 MR. MANFREDI: They have to show their
23 insurance, they have to meet all the HUD
24 requirements remember, because it's unique, and
25 they have to show how many years they've been in

1 business, show their licenses. It's a very
2 thorough process. They have not been debarred.

3 COMMISSIONER CHERELLO: Madam Chair,
4 Mr. Manfredi, is not resolution 2017-18B the
5 resolution that we have to approve, then we can
6 move forward?

7 MR. ROGERS: We already went through
8 the process you're referring to.

9 COMMISSIONER CHERELLO: We've already
10 done all that. That's the resolution to
11 proceed.

12 COMMISSIONER BANKS: 2017-18B.

13 COMMISSIONER CHERELLO: 18B, resolution
14 approving and authorizing the award of a
15 contract to LAN Associates, professional
16 architectural and engineering services. The
17 resolution is in front of us.

18 CHAIRPERSON DENMAN: He just said it
19 didn't go out for RFP.

20 COMMISSIONER CHERELLO: No, individual
21 bids we haven't -- we have to approve this
22 resolution, then we have LAN, then we tell LAN
23 go ahead and get bids for this, this and this.

24 MR. ROGERS: They design and then get
25 bids.

1 COMMISSIONER CHERELLO: This resolution
2 has to be approved. We have it in front of us.

3 MR. MANFREDI: There's four components
4 to this resolution. So we did a request for
5 proposals, the agency did a request for
6 proposals for engineers for four scope of
7 services. One is the brick repointing at 31
8 Early, that's critical because those bricks are
9 falling off. Replacement of the roof at 23
10 Clyde Potts, correct. Installation of HVAC at
11 23 Clyde Potts. Handicap ramp and oversight of
12 lead-based paint which is already done. So you
13 are correct, this was issued. And the price
14 was -- I don't see the price.

15 MR. ROGERS: It was around \$60,000.

16 MR. MANFREDI: So this resolution asked
17 the board to adopt all four points for this.
18 One item that can come out is number five,
19 because that was done already. So that is
20 correct.

21 COMMISSIONER SCHMIDT: So there were
22 multiple requests for engineers.

23 MR. MANFREDI: I did review that and I
24 have a legal opinion on it. I realize it's been
25 carried from the prior meetings.

1 CHAIRPERSON DENMAN: And we approved
2 the lead-based paint at the previous meeting.

3 MR. MANFREDI: Yes. Mr. Rogers, the
4 handicapped ramp was not performed yet?

5 MR. ROGERS: It's not been done yet.

6 MR. MANFREDI: So that's correct.

7 COMMISSIONER CHERELLO: Mr. Manfredi,
8 if we approve resolution 2017-18B, I believe
9 that will give --

10 MR. MANFREDI: That will allow the
11 board to proceed to have them do the work for
12 bid issuance, and then the board can determine
13 what it wishes to proceed with on the actual
14 construction side.

15 COMMISSIONER CHERELLO: So they can get
16 going on that tomorrow.

17 MR. ROGERS: If we approve it tonight
18 it's a good chance it will be on before winter
19 sets in.

20 CHAIRPERSON DENMAN: As it should have
21 been. So let's make a motion to approve it.

22 COMMISSIONER BANKS: Just want to
23 clarify one more thing. So then this is for
24 the -- this will include the roof and the air
25 conditioning?

1 MR. MANFREDI: This is not the actual
2 construction work. We will be back to you with
3 bids. That's correct.

4 COMMISSIONER CHERELLO: In addition to
5 the emergency work on 31 Early Street.

6 COMMISSIONER BANKS: Thank you.

7 MR. MANFREDI: Is there a first and a
8 second?

9 COMMISSIONER VEGA: I'll make a motion.

10 MS. WASHINGTON: Can I ask a question?
11 The bids that you have for all four areas that
12 this includes, are you going to reduce the price
13 by the amount awarded for the lead-based paint?

14 MR. MANFREDI: Yes. In fact, I'm going
15 to read it, Jean, into the resolution, because I
16 thought four and five were done.

17 MS. WASHINGTON: I thought it was
18 \$6,000.

19 MR. MANFREDI: Yes. I was going to
20 read that into the resolution because I thought
21 this was done as well. So this resolution is
22 going to be for the items, and I'm going to read
23 it out loud for the record, and then I'll
24 prepare a written resolution afterwards. Brick
25 repointing at 31 Early Street, that's a

1 necessity that's been identified because of the
2 items falling, replacement of the roof at 23
3 Clyde Potts, that would be -- they'll design the
4 plan to issue the bid for the contractor, as
5 well as installation of HVAC at 23 Clyde Potts.
6 And then there's the installation of the
7 handicapped ramp at 45 Orchard Street. We're
8 deleting number five, which is oversight of
9 lead-based paint. That was already done and
10 suspended. That's number five. And I
11 mistakenly believed number four was done too.
12 Installation of the handicapped ramp.

13 MR. ROGERS: New total is \$55,911.

14 MS. WASHINGTON: You know we only have
15 budgeted \$30,000 for A&E fees in the capital
16 fund 2017. 2016 I think it's about 25 left. So
17 we won't have the total amount for A&E fees in
18 the budget.

19 MR. ROGERS: How much to do that,
20 \$55,000?

21 MS. WASHINGTON: How much is it? The
22 total was like 60.

23 MR. ROGERS: \$55,000.

24 MS. WASHINGTON: Okay.

25 MR. ROGERS: And then we'll be getting

1 the 2018.

2 MS. WASHINGTON: Next year.

3 MR. ROGERS: I'm not supposed to make
4 any recommendations unless I think the funds are
5 available, so I think they're available.

6 MR. MANFREDI: All resolutions are
7 subject to the certification of funds being
8 available too, and I want to make that note for
9 the record for all the commissioners, that needs
10 to be verified.

11 CHAIRPERSON DENMAN: I'll make a motion
12 to approve the resolution.

13 MR. MANFREDI: As stated on the record,
14 with the two caveats of certification as to
15 availability of funds and deletion of number
16 five, items for having been previously
17 performed.

18 COMMISSIONER VEGA: Second that.

19 (Whereupon, roll call was taken with
20 all members voting in favor.)

21 CHAIRPERSON DENMAN: Resolution
22 2017-06, resolution approving and authorizing
23 the purchase of four Canon Imagerunner Advance
24 500if copiers from Superior Office Systems.

25 COMMISSIONER BANKS: How old are the

1 current copiers?

2 MS. WASHINGTON: Over 15 years. Really
3 old and keep breaking. And the company that
4 repairs the copiers, they don't even make the
5 parts to fix them anymore they're that old. And
6 even making copies tonight for you guys it broke
7 again.

8 COMMISSIONER SCHMIDT: Where are these
9 housed?

10 MS. WASHINGTON: The administration
11 office, my office, Douglas's office, and Section
12 Eight too. I mean, over here with Cynthia.
13 About four.

14 CHAIRPERSON DENMAN: 29, 31 and 39.

15 MR. MANFREDI: Commissioners, if I may,
16 this was done without competitive bidding,
17 because these items were on the state
18 contractors list, as Jean did a lot of research
19 on this, which allows us to purchase at the same
20 rate the State of New Jersey does since they're
21 able to negotiate these prices, and as a small
22 agency we're not able to. And we have verified
23 all the information that not only they are on
24 the state contract list, but the prices are the
25 same as the state is provided.

1 CHAIRPERSON DENMAN: Let me ask one
2 question, is there a copier available to the
3 residents at Manahan Village?

4 COMMISSIONER BANKS: There used to be.

5 AUDIENCE MEMBER: No, they're broken.

6 COMMISSIONER SCHMIDT: What are we
7 going to do with the existing ones?

8 CHAIRPERSON DENMAN: We're ordering
9 four. Can we order a fifth and put one
10 somewhere at Manahan Village for the residents
11 of Manahan Village?

12 COMMISSIONER CHERELLO: We can, but we
13 just closed the resident center, so we can do
14 that at a later date.

15 CHAIRPERSON DENMAN: We closed it
16 temporarily.

17 MS. WASHINGTON: You guys can change
18 it. You can order another one. We did budget a
19 lot for it.

20 CHAIRPERSON DENMAN: I just think in
21 all fairness, if we -- the repairs will be done,
22 the roof will be fixed, the air will be fixed,
23 the heat will be fixed, and then it will be nice
24 if they had a copier.

25 MR. ROGERS: I would suggest we wait

1 until we get the roof repaired and then get a
2 price on a smaller quantity copier, because this
3 is a high volume copier we're talking about.

4 COMMISSIONER BANKS: So the maintenance
5 is \$116.24 per month, that's for all copiers,
6 right, not for each, right? That's the contract
7 for all the copiers?

8 MS. WASHINGTON: Did you give them a
9 copy of the proposals I did for the copiers?

10 MR. MANFREDI: No, I don't believe the
11 board has the actual proposals.

12 MS. WASHINGTON: The proposals did
13 specify what the monthly fees were, the
14 maintenance fees, and I don't have them with me
15 right now, but the total is here.

16 COMMISSIONER SCHMIDT: That's what it
17 says in the resolution. Right?

18 COMMISSIONER BANKS: \$162.24 for
19 maintenance per month.

20 COMMISSIONER SCHMIDT: That's a good
21 point. We're signing up for \$5,000 maintenance
22 annually if we're purchasing four copiers.

23 MR. MANFREDI: It's \$40.56 a month per
24 unit which comes out to that price, as stated,
25 commissioner. It is per unit at \$40.56.

1 COMMISSIONER CHERELLO: I'd like to
2 make a motion that we approve resolution
3 2017-06.

4 COMMISSIONER BANKS: Second.

5 (Whereupon, roll call was taken with
6 all members voting in favor.)

7 CHAIRPERSON DENMAN: Resolution
8 2017-07, approving and authorizing the award of
9 a contract to Midwest Inspections in the amount
10 of \$3745.90 for REAC inspection services pending
11 further review of legal counsel.

12 COMMISSIONER CHERELLO: Madam Chair,
13 could we have Mr. Rogers inform the board
14 exactly what that is?

15 CHAIRPERSON DENMAN: I would love if
16 Mr. Rogers could inform the board about this.

17 COMMISSIONER CHERELLO: I already know,
18 but he can tell you.

19 MR. ROGERS: What happened is when I
20 came here we weren't doing -- our REAC score was
21 pretty low, especially the maintenance side, and
22 we weren't doing pre-inspections. REAC does an
23 inspection annually. And the inspection is very
24 critical because the lower the score the higher
25 your costs go up and the less funding you get.

1 It's related to the capital fund program as well
2 as others. So since I got here I have been --
3 I've made a recommendation that we hire a
4 pre-inspection team, and for approximately for
5 less than \$4,000 it's well worth it. What
6 happens is they go through every piece of --
7 every apartment and every piece of common
8 property, and they write -- they issue work
9 orders, say what needs to be corrected. I would
10 like to have gotten that done a couple of months
11 ago because there could be a REAC inspection
12 around the corner. They usually give us about
13 30 days notice. But I recommend we do this,
14 because since we started this program our REAC
15 score has continued to improve by approximately
16 five points a year. And I think Mr. Pounder has
17 done a very good job of following up on the work
18 orders and making sure the maintenance people do
19 them. And the problem you've got is if you
20 don't have a third party firm do these
21 inspections you're asking your maintenance
22 people to go out and do the inspections and
23 write up work orders, which causes a lot of work
24 for them. So, you know, you got a very good
25 maintenance individual. The tendency is for the

1 work orders not to get written up.

2 COMMISSIONER BANKS: Question, so these
3 people will come in, they will do the
4 inspection, they would write up a work order and
5 submit to the maintenance?

6 MR. ROGERS: They submit it to me and
7 the maintenance.

8 COMMISSIONER BANKS: And then the
9 maintenance department would be required to fix
10 whatever?

11 MR. ROGERS: Yes. Well, what happens
12 is they're in three different categories. One
13 number -- Mr. Pounder, number three was
14 critical?

15 MR. POUNDER: Yes, level three.

16 MR. ROGERS: Number three could be
17 life-saving, something urgent, number two, and
18 then number one is not very urgent. What I do
19 is we do two and threes, and then if we have
20 time go back and do the ones. But it's -- I'm
21 sure Mr. Pounder can attest to the fact that
22 there's several hundred work orders generated.

23 COMMISSIONER BANKS: Right. Let me say
24 as far as the inspections that the housing
25 authority does every year, and the residents get

1 a letter saying whether you pass or -- and these
2 are the areas where they'll come in and fix. I
3 passed for a few years, but those items that
4 need fixing have never been fixed. So how is
5 that going to guarantee that those work orders
6 are going to be done?

7 MR. ROGERS: That's why I changed the
8 system. When I got here I noticed the
9 inspections, inspection department or
10 maintenance was issuing these letters, and there
11 was no followup by having a third-party
12 inspection. I follow up, Mr. Priester will
13 follow up, Mr. Pounder follows up, but we have a
14 hard copy right there in front of us. The work
15 order is already generated. You can't ignore
16 them. And then we enter it into our system, and
17 it's on us to follow up on.

18 COMMISSIONER BANKS: I'm just trying to
19 understand, isn't there already a hard copy
20 though when the maintenance department was
21 already doing the inspection? There had to have
22 been a hard copy if the resident is getting a
23 letter stating that these are the certain things
24 that need to be fixed.

25 MR. ROGERS: All I saw was a letter, I

1 did not see individual work orders generated.

2 COMMISSIONER BANKS: So again my
3 question is, even if this is approved, how are
4 we going to ensure that once the work order gets
5 to the maintenance department that those work
6 orders are going to be done in a timely manner?

7 MR. ROGERS: We follow up on it.

8 CHAIRPERSON DENMAN: If I may
9 interject, Executive Director, you were not
10 here, we had a couple of residents get up and
11 share with us that multiple requests were put
12 in, and there was no followup, multiple
13 occasions. So I'm not buying that this is a
14 fail safe program.

15 MR. PRIESTER: Can I say something?
16 Actually there are two inspections. Usually we
17 generate a housekeeping inspection, that's when
18 the staff will come out and look at the
19 apartment. And in the past that's what was
20 happening. So say there was a cracked light
21 fixture, we would generate a work order for
22 that, and the maintenance staff was supposed to
23 follow that up. With the pre-REAC, a company
24 comes in before HUD comes in. This is for the
25 whole building, not just a unit. So if there's

1 a crack in the hallway that needs to be
2 repaired, and REAC picks this up, they already
3 sent us a report and says this is level three,
4 this is level two, this is level one, get it
5 done before HUD comes in here.

6 COMMISSIONER BANKS: I don't understand
7 why we need them to do this.

8 COMMISSIONER CHERELLO: This really
9 deals with the HUD inspection. What we're doing
10 is hiring an inspector to come in to do the HUD
11 inspection, pre-inspection, that will tell us --
12 there's two different. This will tell us all
13 our deficiencies, and then we'll have them all
14 fixed hopefully when HUD comes in --

15 COMMISSIONER BANKS: Based on the HUD.

16 COMMISSIONER CHERELLO: I know what
17 you're saying about the work orders. Although
18 this should address a lot of those things also,
19 but this is really for our HUD inspection so we
20 can get a better score.

21 COMMISSIONER BANKS: I understand.
22 Thank you.

23 COMMISSIONER VEGA: I'll make a motion
24 to approve that resolution 2017-07.

25 COMMISSIONER CHERELLO: I'll second

1 that.

2 (Whereupon, roll call was taken with
3 Commissioners Cherello, Banks, Vega and Schmidt
4 voting in favor, Commissioner Denman voting
5 against.)

6 CHAIRPERSON DENMAN: 11.

7 MR. MANFREDI: 2017-11 for the board's
8 reference is, we work with the County of Morris
9 Nutrition Center and have for many years. They
10 deliver meals to our senior sites, particularly
11 31 Early Street, and the county requests, as do
12 we, that we have a lease with them every year in
13 which they provide us with their insurance
14 certificate because they're serving meals to our
15 residents, and they named the Morristown Housing
16 Authority as an additional insured on that
17 certificate. This is to authorize them to
18 continue those meals for another year.

19 COMMISSIONER VEGA: I'll make a motion
20 to approve that resolution as well.

21 COMMISSIONER BANKS: Second.

22 (Whereupon, roll call was taken with
23 all members voting in favor.)

24 CHAIRPERSON DENMAN: Resolution 17,
25 approving and authorizing the amendment of the

1 Morristown Housing Authority's travel policy as
2 per HUD guidelines.

3 MR. MANFREDI: Chairwoman and
4 commissioners, this is a resolution that HUD
5 specifically asked the board to consider. And
6 what it basically provides is a few things.
7 That you'll not engage in out-of-state training
8 unless you first try to find the course in
9 state. And that would mean at Rutgers or at
10 NAHRO conferences. And also that you limit
11 out-of-state travel. And the way the resolution
12 was originally written, it would defer travel to
13 newer commissioners, but since we have mostly
14 newer commissioners it would simply mean you not
15 travel out of state unless it's absolutely
16 necessary.

17 CHAIRPERSON DENMAN: I make a motion to
18 approve it.

19 COMMISSIONER BANKS: Second.

20 (Whereupon, roll call was taken with
21 all members voting in favor.)

22 CHAIRPERSON DENMAN: So before we move
23 along to 19, is either Mr. Rogers or Mr.
24 Priester available to comment and provide a
25 little background?

1 MR. PRIESTER: On number 19?

2 CHAIRPERSON DENMAN: Number 19,
3 resolution approving and authorizing an award of
4 a contract to VidCom.

5 MR. PRIESTER: All our facilities have
6 key codes to enter into the building, and they
7 have gotten to a point where we don't have any
8 more to program. So the VidCom was going to
9 upgrade the system where if we run out of tags
10 we don't have to delete any, they would just
11 have them system digitally that they can just
12 program. Also it includes some of the cameras
13 in some of the senior buildings. But it's
14 really for security.

15 CHAIRPERSON DENMAN: Is there no limit
16 to the threshold of these being replaced, is
17 that what you're saying?

18 MR. PRIESTER: In the beginning it was.
19 We were only -- we only had five hundred. And
20 once those were exhausted we would have to
21 delete older ones from the system, which was
22 sometimes impossible because sometimes people
23 lose them, throw them away. So it defeated the
24 purpose.

25 CHAIRPERSON DENMAN: All right. I'll

1 make a motion to approve resolution 2017-19.

2 COMMISSIONER VEGA: Second the motion.

3 (Whereupon, roll call was taken with
4 all members voting in favor.)

5 CHAIRPERSON DENMAN: 24 and 25 have
6 already been approved. Sorry, 24 has been
7 approved.

8 MR. MANFREDI: That's correct. That
9 was approved. And number 25 Mr. Priester is --

10 CHAIRPERSON DENMAN: Is going to
11 present.

12 MR. PRIESTER: I know at the last
13 meeting you instructed me to go with our
14 previous landscaper because the residents of
15 Manahan Village wanted the trees pruned and the
16 shrubbery taken care of.

17 CHAIRPERSON DENMAN: Numerous
18 complaints, yes.

19 MR. PRIESTER: But the maintenance
20 department took over mowing of the lawn. So we
21 decided that we would just go out for a bid to
22 do the tree work. So four proposals have come
23 into the office, and what I'm doing is
24 recommending T & M Landscaping. They would do
25 all four sites, it would be a one-time thing,

1 for \$11,051.

2 COMMISSIONER BANKS: May I?

3 CHAIRPERSON DENMAN: Can I just -- so
4 for Early Street, Manahan Village and Ann
5 Street?

6 MR. PRIESTER: Right.

7 CHAIRPERSON DENMAN: This is just for
8 shrubbery and tree trimming?

9 MR. PRIESTER: Yes.

10 COMMISSIONER VEGA: In the amount of
11 how much?

12 MR. PRIESTER: \$11,051.

13 COMMISSIONER VEGA: If I may, I know
14 they said there's a lot of shrubbery, a lot of
15 shrubbery with weeds in it, the weeds have
16 turned into trees. My biggest problem right now
17 is this amount of \$11,000 could be significantly
18 decreased if we pay more attention to the weeds
19 that turn into trees. For one right now at the
20 resident center, we have about half a dozen
21 weeds that have become trees near the
22 foundation. And not only is the foundation
23 going to be an issue, also have part of the
24 foundation falling apart underneath. The
25 cameras that you're talking about, they're

1 covered by those same trees, weeds that have
2 become trees on the resident center. So I think
3 it's something we need to pay more attention to,
4 and not let it go to an exorbitant amount of
5 \$11,000 to prune bushes that are now trees. And
6 I'm hoping if that pruning also includes any
7 type of ivy, any type of growth on the buildings
8 themselves, because I can tell you for a fact
9 that there's probably more than a dozen
10 buildings that have a significant amount of ivy
11 that could be dangerous to the kids in those
12 areas.

13 COMMISSIONER BANKS: Does this include,
14 or does the housing authority now, the bushes
15 and stuff that are behind 13 Flagler Street
16 where CVS Pharmacy is, are those regularly cut
17 and trimmed, and the grass in that area in the
18 back, does our maintenance mow that and
19 landscape that area back there?

20 MR. PRIESTER: Yes.

21 COMMISSIONER VEGA: I have a picture I
22 took today that you're talking about.

23 COMMISSIONER BANKS: It is. And the
24 shrubbery and all that too will be done?

25 MR. ROGERS: Yes.

1 COMMISSIONER BANKS: I noticed also at
2 13 Flagler Street, at the end of that building
3 where that wood retainer wall is, is that our
4 property where that big old bush is like in the
5 sidewalk, that people walking down that side of
6 the street on that sidewalk have to step in the
7 street, is that housing authority property, is
8 it town property?

9 CHAIRPERSON DENMAN: It's town
10 property.

11 COMMISSIONER BANKS: So we would have
12 to contact the town to take care of that?

13 MR. PRIESTER: Yes.

14 CHAIRPERSON DENMAN: For the record,
15 the previous board made the recommendation to
16 cancel the contract, the existing contract with
17 the landscapers. I believe \$30,000 was spent
18 on --

19 COMMISSIONER CHERELLO: That's not
20 correct.

21 CHAIRPERSON DENMAN: That's what I was
22 informed.

23 COMMISSIONER CHERELLO: No. We could
24 not get the votes to approve the contract. We
25 were getting fined by the town. We had no

1 choice but to take over the grass cutting
2 ourselves.

3 CHAIRPERSON DENMAN: But there was a
4 \$30,000 or so purchase of equipment, correct,
5 Sonny?

6 COMMISSIONER CHERELLO: Yes.

7 CHAIRPERSON DENMAN: But there's not
8 enough hands in the maintenance department, and
9 I don't think enough skill. I mean, nobody has
10 been trained and they're pulled each way.

11 COMMISSIONER BANKS: I know that
12 maintenance department is pulled a thousand
13 different ways. They get out there, and they're
14 in the heat, and mow that lawn and five days
15 later the dandelions are back up. You guys are
16 overworked as it is. You're being stretched so.

17 COMMISSIONER SCHMIDT: What else did
18 that include? Does that include weeding, bed
19 maintenance or no?

20 MR. PRIESTER: Removal of debris, weed
21 killer, trimming of shrubs, all that at one
22 time.

23 CHAIRPERSON DENMAN: Just for the
24 record, can we ensure that it includes the ivy
25 on the building, any of the invasive species

1 that are causing a blockage in the surveillance
2 equipment, creating an issue on the sidewalk?
3 What I don't want to do is authorize this and
4 then have somebody come up to the microphone in
5 September and say, you know --

6 COMMISSIONER BANKS: One more issue, I
7 don't know if they can handle this, in front of
8 my building, 32 Flagler Street, there's a big
9 old tree, and it has these long spikes, and it
10 has like the roots are coming up. I almost
11 tripped one day and almost ran right into one of
12 those spikes. And I'm afraid what happens if a
13 child stumbled over that root and went -- these
14 are pointy, they're like pointy and sharp.

15 CHAIRPERSON DENMAN: Call the Shade
16 Tree Commission.

17 COMMISSIONER BANKS: It is really a
18 dangerous situation.

19 CHAIRPERSON DENMAN: I'm sorry, if
20 they're dangerous, if you call the Shade Tree --

21 COUNCILWOMAN DAVIS: Call the office
22 and --

23 COMMISSIONER CHERELLO: Is it on our
24 property?

25 COMMISSIONER BANKS: Yes.

1 COMMISSIONER CHERELLO: Then we have to
2 take care of it.

3 CHAIRPERSON DENMAN: Really? I thought
4 Shade Tree --

5 COUNCILWOMAN DAVIS: Shade Tree
6 Commission is all over the town.

7 COMMISSIONER CHERELLO: We can check,
8 but I know in the past the town has been very
9 reluctant to come onto our property to do
10 anything. It's our problem.

11 COMMISSIONER BANKS: That's a huge
12 danger.

13 COMMISSIONER CHERELLO: We can try.

14 COUNCILWOMAN DAVIS: You may be able to
15 contact the Shade Tree Commission to offset the
16 cost.

17 CHAIRPERSON DENMAN: One of the trees
18 at Early Street, I'm trying to remember the
19 details of it --

20 COMMISSIONER BANKS: I'll look into it.

21 COMMISSIONER SCHMIDT: Regardless, we
22 want to make sure we get our \$11,000 worth to
23 trim bushes.

24 CHAIRPERSON DENMAN: Just a detail of
25 what we are getting for the money.

1 MR. PRIESTER: Okay.

2 COMMISSIONER VEGA: I'd like to make a
3 resolution to approve that.

4 CHAIRPERSON DENMAN: Contingent on the
5 detailed itemization.

6 MR. PRIESTER: All right.

7 CHAIRPERSON DENMAN: I'll second it.

8 (Whereupon, roll call was taken with
9 all members voting in favor.)

10 CHAIRPERSON DENMAN: Second public
11 comment.

12 MS. COTTON: Tawana Cotton, Manahan
13 Village. So I'm glad to see you're here, Mr.
14 Rogers. I know you weren't feeling well. I did
15 send an email to you. I don't know exactly when
16 you went out on leave, but I believe it was back
17 in the early part of May, and I never got a
18 response. And it was about some items of mine
19 that were in the center, and I didn't know if
20 that issued had been addressed. So it would be
21 nice if even if I didn't get a response if the
22 issue was addressed with the individual that I
23 wrote in the letter that took my stuff out of
24 the resident council's office. I did have a --
25 I was concerned, I want to know if that camera

1 in the resident center actually worked, or
2 because I noticed that in the ceiling, and I was
3 curious to know, well, if the -- since the other
4 cameras are set up, if that one was actually a
5 functionally working camera, which would help to
6 find out -- there will be proof that if you saw
7 someone walking out of the building with items
8 they didn't come into the building with.

9 I just wanted to kind of touch base on
10 the -- when a police officer is called to a
11 residence, and they hear the music pounding and
12 they're actually banging on the door because the
13 occupants inside cannot hear them due to the
14 loud noise, I want to know if any of those
15 police reports get sent directly to the housing
16 authority, because there had been several
17 complaints of some residents had to take out
18 restraining orders on other residents. And so I
19 was just curious to know, because I know usually
20 you send a letter out about a disturbance or
21 something like that. But when you have a police
22 report in hand, or several of them, how does
23 that work when it comes to actually addressing a
24 serious issue with a repeat offender? And I
25 think that's it.

1 COMMISSIONER VEGA: Thank you.

2 CHAIRPERSON DENMAN: Thank you.

3 Schedule of bills.

4 COMMISSIONER CHERELLO: Can I ask one
5 question on that? Mr. Rogers, we would have to
6 ask for the police report. Correct?

7 MR. ROGERS: Yes.

8 COMMISSIONER CHERELLO: So we would
9 have to know that you made a complaint, then we
10 could ask for the copy of the police report so
11 we would have it in our file. Otherwise we
12 wouldn't know that you called the police for a
13 problem.

14 MR. MANFREDI: Madam Chair, can I offer
15 a comment?

16 COMMISSIONER CHERELLO: We wouldn't
17 know.

18 MS. COTTON: I didn't know there was a
19 partnership with the police department. I knew
20 there was several complaints. Even a year ago
21 when the police came to the meeting at the
22 resident center and was talking about those
23 things, we thought that once the surveillance
24 was in there there was an immediate -- so I
25 don't think residents really know you have to

1 actually come down here and say this happened.
2 Because we were under the impression there
3 was --

4 CHAIRPERSON DENMAN: There were cameras
5 and that they would serve a purpose.

6 COUNCILWOMAN DAVIS: That's something
7 that could be worked out between the housing
8 authority and the police. I can send an email
9 and it have immediately without any trouble.

10 COMMISSIONER BANKS: Can I just say,
11 Tawana and other residents, when we do the
12 resident outreach committee, and that's one of
13 the things I want to talk to the advisory board
14 about, hopefully getting a police liaison to
15 help us with some of those issues, a contact,
16 he'll be our contact, or she, when issues come
17 up, questions.

18 MS. COTTON: I want to say one more
19 thing, I know you said you didn't want the
20 building to be used, but a lot of residents were
21 under the impression that next month there was
22 going to be a meeting there, and so is that
23 canceled as well?

24 COMMISSIONER VEGA: I would say yes,
25 that would be canceled. If it's canceled for

1 residents it has to be canceled for the meeting
2 as well.

3 COMMISSIONER BANKS: If there's no air
4 conditioning I know I'm not going to be there.

5 CHAIRPERSON DENMAN: It's now going on
6 to almost four months have gone by and nothing
7 was done, so it's either now or never. I think
8 it's a good thing. It's unfortunate, but you
9 know what, there's rooms here, there's rooms
10 elsewhere, town hall, library, there's
11 alternative choices.

12 All right. Councilwoman, do you have
13 any comments you'd like to add?

14 COUNCILWOMAN DAVIS: I do have a couple
15 of things. With regards to the meeting, if
16 you're interested in having it at town hall I
17 can likely put that together maybe in the senior
18 center which can accommodate a large group of
19 people.

20 With regards to Mrs. Austin, I'm
21 wondering if there's not an option of moving her
22 to a different unit. I mean, to accommodate her
23 and make her more comfortable. Because I know
24 you made every effort. I remember last year you
25 had people come in the middle of the night

1 hanging out in the hallways, and you just -- and
2 it happens, you can't catch them. But in the
3 interest of keeping her complaints down and
4 allowing her to be comfortable, is there an
5 option for her to move anywhere in this
6 building?

7 MR. PRIESTER: We would have that
8 option if she --

9 COUNCILWOMAN DAVIS: If she'd be
10 interested in it?

11 MR. PRIESTER: I know a couple of times
12 she says she doesn't want to move.

13 COUNCILWOMAN DAVIS: And with regards
14 to Ms. Hale's concern, I think that's something
15 I can address myself when I meet with the police
16 chief. Because it shouldn't be an issue with
17 you guys getting a police officer that rounds
18 the way on a regular basis, especially because
19 you're so close to the bars and young people,
20 they park here illegally, they walk that way.
21 And I think this is a more high traffic area for
22 those people than on Early Street.

23 MS. HALE: And also the residents that
24 live in those apartments at the end of the
25 parking lot, they use it as a shortcut to walk

1 through.

2 COUNCILWOMAN DAVIS: And the towing
3 thing you guys do at Manahan Village also
4 applies here. Right?

5 MR. PRIESTER: No. The residents here
6 do not have to call. There are illegal parking,
7 but the residents don't have the choice to call
8 the towing people.

9 COUNCILWOMAN DAVIS: Now, I wanted to
10 say I know you guys just voted on the thing with
11 the shrubs and all, and I remember being present
12 last year when they couldn't make a decision on
13 rehiring that landscaper, they weren't happy
14 with the landscaper, which is why they couldn't
15 get the vote, they couldn't make the votes. I
16 believe there was one or two commissioners who
17 voted yes. But they weren't doing a good job,
18 and the majority of the commissioners were like,
19 no, they're not doing a good job, and they
20 wanted to get another landscaping company that
21 would do more than just blow dirt around and cut
22 the grass and leave trash. You know what I
23 mean? So I think that's really why. I'm glad
24 for the effort that the maintenance guys have
25 made, but I'm not even sure that's in their job

1 description. And they're not experts. Because
2 with all due respect, it's not a great job. You
3 know what I mean? They don't have to know how
4 to get between those little bushes. And
5 sometimes that grass grows almost as high as the
6 hedges, which if you're sitting out watching
7 your kid on the bike and a skunk comes, sneaks
8 out, it's not -- or a person, you know what I
9 mean, can meet you behind one of those bushes.
10 It's not safe. And they mow the lawn and then
11 leave the grass everywhere. It's not -- I don't
12 think they have the mechanism to remove the
13 grass along as they're cutting it. They're not
14 professionals. And you can't fault them for not
15 being able to do a professional landscaping job.

16 CHAIRPERSON DENMAN: Exactly.

17 COUNCILWOMAN DAVIS: That's something
18 to consider. Because you'll have to deal with
19 this again when it's time to make a decision
20 about whether or not you're happy with the
21 people who are handling your landscaping.

22 CHAIRPERSON DENMAN: Maybe we can
23 revisit that in the spring of next year and be
24 proactive so that we've got a decision in place,
25 and make a rider to the existing contract.

1 COUNCILWOMAN DAVIS: One last thing, I
2 spoke with Julian Cherry from the Community Food
3 Bank Services of New Jersey. She has been in
4 communication with Mr. Priester. She is the
5 director over the state for the community food
6 bank, and she was interested in having a farmers
7 market like once -- or what did she say, twice a
8 month. And she wanted to use our resident
9 center. She reached out to me. I know she's
10 from Morristown and she's eager to serve the
11 residents of the area that she grew up in.
12 Unfortunately because of the situation with the
13 resident center that's not a possibility. But I
14 ask that you guys keep up with her, because this
15 is an incredible resource, and it's not
16 something that she's saying we need to pay for
17 this, she's saying we will facilitate and we
18 will give you all of the produce. We have local
19 grocers who are interested in having this. And
20 you guys can later on take on this program. She
21 forwarded me the email. And she showed me other
22 models where we she and her group have gone out
23 to other housing authorities and provided this
24 service, and how it's thriving and they're
25 taking care of their own now. It's a great

1 thing. I mean, it's a blessing to be able to
2 live in low income housing in a place like
3 Morristown, but it's also really important to
4 get free food for people who go to work every
5 day and would benefit from not having to buy
6 their kale or their broccoli or their carrots
7 and to offset the cost of purchasing food. So I
8 really want you guys to figure a way to keep in
9 contact with her so she doesn't think she's
10 being blown off. She said I don't think they
11 care. I said I think it's an issue, I told her
12 personally I know it's an issue with the
13 resident center. I'll forward the information
14 to you.

15 CHAIRPERSON DENMAN: Yes. I actually
16 met somebody down in Brunswick. They do the
17 exact same thing.

18 COUNCILWOMAN DAVIS: She put that
19 program together.

20 CHAIRPERSON DENMAN: That was probably
21 her. The fact we don't have use of the resident
22 center, they do it outside in New Brunswick.

23 COUNCILWOMAN DAVIS: She wanted to do
24 it in the park. But I was saying, I could get
25 the town to agree, but what if it rains.

1 CHAIRPERSON DENMAN: We can put a
2 canopy up. The towns has tons of those.

3 COUNCILWOMAN DAVIS: It would be
4 incredible for us as a housing authority to show
5 that we're working with the residents and we are
6 really trying to create a healthier lifestyle
7 for them.

8 COMMISSIONER BANKS: And I'll work with
9 Mr. Priester with the outreach to try to look at
10 that.

11 COUNCILWOMAN DAVIS: I'll forward it to
12 you.

13 MR. MANFREDI: Thank you.

14 CHAIRPERSON DENMAN: Unfortunately --
15 thank you, councilwoman. We skipped the
16 schedule of bills so we have to go back.

17 COMMISSIONER VEGA: Also skipped new
18 business.

19 MS. WASHINGTON: I have a question
20 about bills, schedule of bills. One of the
21 bills on the bills list, it's for Siegfried
22 Investigations. We discussed that. Do you want
23 me to pay that one?

24 CHAIRPERSON DENMAN: I'm sorry, Jean, I
25 can't hear you.

1 MS. WASHINGTON: Page one, Siegfried
2 Investigations, you want me to pay that one?

3 CHAIRPERSON DENMAN: Yes.

4 COMMISSIONER VEGA: What is that for?

5 MS. WASHINGTON: \$827.

6 COMMISSIONER CHERELLO: It was a
7 private detective that was hired to follow up on
8 a complaint.

9 COMMISSIONER VEGA: Is that complaint
10 completed?

11 MR. MANFREDI: I don't want to speak
12 publicly. It was investigated on a
13 councilwoman.

14 COMMISSIONER VEGA: I was just trying
15 to find out where what are we spending \$824 for.

16 CHAIRPERSON DENMAN: Can we get a
17 motion, make a motion to approve the schedule of
18 bills?

19 COMMISSIONER BANKS: I'll make a
20 motion.

21 COMMISSIONER CHERELLO: I'll second.

22 (Whereupon, roll call was taken with
23 Commissioners Cherello, Banks, Denman and
24 Schmidt voting in favor, Commissioner Vega
25 abstaining.)

1 CHAIRPERSON DENMAN: Meeting adjourned.

2 COMMISSIONER CHERELLO: Closed session.

3 CHAIRPERSON DENMAN: I realized that.

4 COMMISSIONER CHERELLO: I'd like to
5 make a motion we go into closed session.

6 COMMISSIONER VEGA: I'll second it.

7 (Whereupon, closed session takes
8 place.)

9 (Open session recommences.)

10 CHAIRPERSON DENMAN: Okay. Meeting is
11 adjourned.

12 (Proceedings were adjourned.)

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